

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow the construction of a carport in the front yard and sideyard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The topography of the site and the location of the dwelling makes it impractical to attach the carport to the dwelling or construct it within the rear yard

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
City and State _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No. _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of June, 1984, at 10:00 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Keller Ave., 1,510' S of : OF BALTIMORE COUNTY
the Centerline of Hillside Ave. :
(8617 Keller Ave.), 3rd Dist.
MORTON FELDMAN, et ux, : Case No. 34-353-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter M. Zimmerman
Peter M. Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Morton Feldman, 8617 Keller Avenue, Stevenson, MD 21153, Petitioners.

Peter M. Zimmerman
Peter M. Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 84-346-A, 84-349-A, 84-350-A, 84-351-A, 84-352-A,
SUBJECT: 84-353-A, 84-354-SpH, 84-357-A, 84-358-A, 84-359-A, 84-361-A and 84-364-SpH.

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Morton Feldman
8617 Keller Avenue
Stevenson, Maryland 21153

RE: Case No. 84-353-A (Item No. 296)
Petitioner - Morton Feldman, et ux
Variance Petition

Dear Mr. & Mrs. Feldman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Rm. 101, Shell Building
Baltimore, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1984

S-W Key Sheet
41 NW 17 Pos. Sheet
NW 11 E Topo
68 Tax Map

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #296 (1983-1984)
Property Owner: Morton Feldman, et ux
E/S Keller Ave. 1510' S. from centerline
Hillside Avenue
Acres: Lot #1 "Rockcrest" 37-86
District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 37306, executed in conjunction with the development of "Rockcrest", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 296 (1983-1984).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:88

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3011
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-8-84
Item # 296
Property Owner: MORTON FELDMAN, ET UX
Location: E/S KELLER AVE 1510' S.
HILLSIDE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

James A. Howell
James A. Howell
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of May, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Morton Feldman, et ux
Petitioner's Attorney

Received by: *Nicholas B. Commodari*
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of June, 1984, that the herein Petition for Variance(s) to permit the construction of a carport in the front yard and the side yard in lieu of the required rear yard, in accordance with the site plan prepared by Hudkins Associates, Inc., dated April 9, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the approval of said plan by the Office of Planning and Zoning.

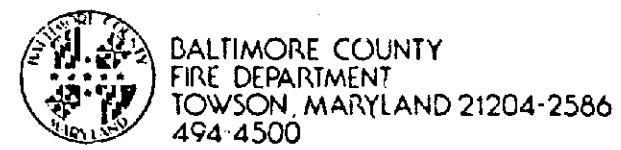
ORDER RECEIVED FOR FILING

DATE June 26, 1984

BY [Signature]

Deputy Zoning Commissioner

[Signature]
Deputy Zoning Commissioner
of Baltimore County



PAUL H. RENCKE
CHIEF

May 9, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Morton Feldman, et ux
Location: E/S Keller Avenue 1510' S. from c/l Hillside Avenue
Item No.: 296 Zoning Agenda: Meeting of 5/8/84

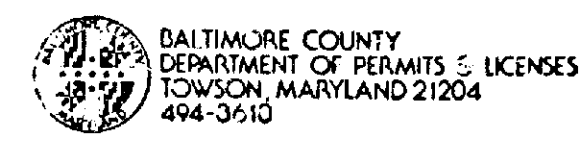
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TEO JACOBSON
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

May 10, 1984

Dear Mr. Jablon:

Comments on Item # 296 Zoning Advisory Committee Meeting are as follows:

Property Owner: Morton Feldman, et ux
Location: E/S Keller Avenue 1510' S. from c/l Hillside Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure (carport) to be located in the front and side yard in lieu of the required rear yard.

Address: Lot #1 "Rockcrest" 37-86
District: 3rd.

The items checked below are applicable:

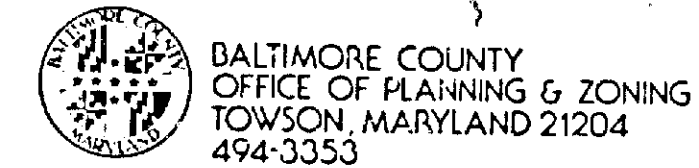
- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82. All structures shall be required before beginning construction.
- (B) A building/other miscellaneous structure shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments - Carport shall be designed to comply with the snow and wind loads of the Baltimore County Building Code by the owner or his agent, along with the other usual code requirements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 125 (Plans Section) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Section

CEB:sa



ARNOLD JABLON
ZONING COMMISSIONER

June 26, 1984

Mr. and Mrs. Morton Feldman
8617 Keller Avenue
Stevenson, Maryland 21153

RE: Petition for Variance
E/S of Keller Ave., 1,510' S of the
center line of Hillside Ave. (8617
Keller Ave.) - 3rd Election District
Morton Feldman, et ux - Petitioners
No. 84-353-A (Item No. 296)

Dear Mr. and Mrs. Feldman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

May 23, 1984

Mr. & Mrs. Morton Feldman
8617 Keller Avenue
Stevenson, Maryland 21153

NOTICE OF HEARING

Re: Petition for Variance
E/S Keller Avenue, 1,510' S of the c/l of
Hillside Avenue (8617 Keller Avenue)
Morton Feldman, et ux - Petitioners
Case No. 84-353-A

TIME: 10:00 A.M.

DATE: Wednesday, June 20, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE-REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 130241

DATE: 4/27/84 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED: Morton Feldman

FOR: File for Var. #296

0 065*****35000 827&A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd Date of Posting: 6-2-84

Posted for: Variance

Petitioner: Morton Feldman

Location of property: E/S Keller Ave. 1,510' S. of c/l of Hillside Ave.

Location of Signs: In front of 8617 Keller Ave.

Remarks:

Posted by: [Signature] Date of return: 4-8-84

Number of Signs: 1

LEGAL NOTICE

PETITION FOR VARIANCE

3rd Election District

Zoning Petition for Variance

LOCATION: East side Keller Avenue, 1,510' S. of Hillside Avenue (8617 Keller Avenue)

DATE: 5/10/84, Wednesday, June 20, 1984

10:00 A.M. at Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, and here is giving notice:

Notice is hereby given that the construction of a carport in the front and side yard in lieu of the required rear yard, as shown on the plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the time specified in the Zoning Department's decision.

Notice is hereby given that the construction of a carport in the front and side yard in lieu of the required rear yard, as shown on the plan filed with the Zoning Department.

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CERTIFICATE OF PUBLICATION

55297

Pikesville, Md., May 30, 1984

CERTIFY, that the annexed advertisement

ed in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

land before the 20th day of

1984

publication appearing on the

day of May, 1984

publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$22.00

84-353-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 31, 1984.

THE JEFFERSONIAN,

[Signature]

Cost of Advertising 18.00

PETITION FOR VARIANCE

3rd Election District

Zoning Petition for Variance

LOCATION: East side Keller Avenue, 1,510' S. of Hillside Avenue (8617 Keller Avenue)

DATE: 5/10/84, Wednesday, June 20, 1984

10:00 A.M. at Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, and here is giving notice:

Notice is hereby given that the construction of a carport in the front and side yard in lieu of the required rear yard, as shown on the plan filed with the Zoning Department.

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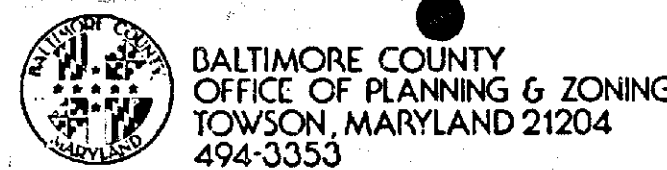
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ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Mr. & Mrs. Morton Feldman,
8617 Keller Avenue
Stevenson, Maryland 21153

Re: Petition for Variance
E/S Keller Ave., 1,510' S of the c/l of
Hillside Ave. (8617 Keller Avenue)
Morton Feldman, et ux - Petitioners
Case No. 84-353-A

Dear Mr. & Mrs. Feldman:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130549

OLD JABLON
Zoning Commissioner

DATE 6-20-84 ACCOUNT R-01-615-100

AMOUNT \$45.00

RECEIVED FROM: Morton Feldman
FOR: Advertising & Posting Case # 84-353-A
(Morton Feldman, et ux)

0283*****4500ED 8202A

VALIDATION OR SIGNATURE OF CASHIER

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOHNS ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060
April 23, 1985

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

DESCRIPTION FOR ZONING VARIANCE - 8617 KELLER AVENUE:

Beginning for the same at a point on the east side of Keller Avenue distant southerly 1510 feet more or less from the point formed by the intersection of the east side of Keller Avenue with the center of Hillside Avenue, thence being all of Lot 1 as shown on the plat entitled "Rockcrest" recorded among the Baltimore County Plat Records in Plat Book: 37 folio 86.

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance
LOCATION: East side Keller Avenue, 1,510 ft. South of the centerline of Hillside Avenue (8617 Keller Avenue)
DATE & TIME: Wednesday, June 20, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

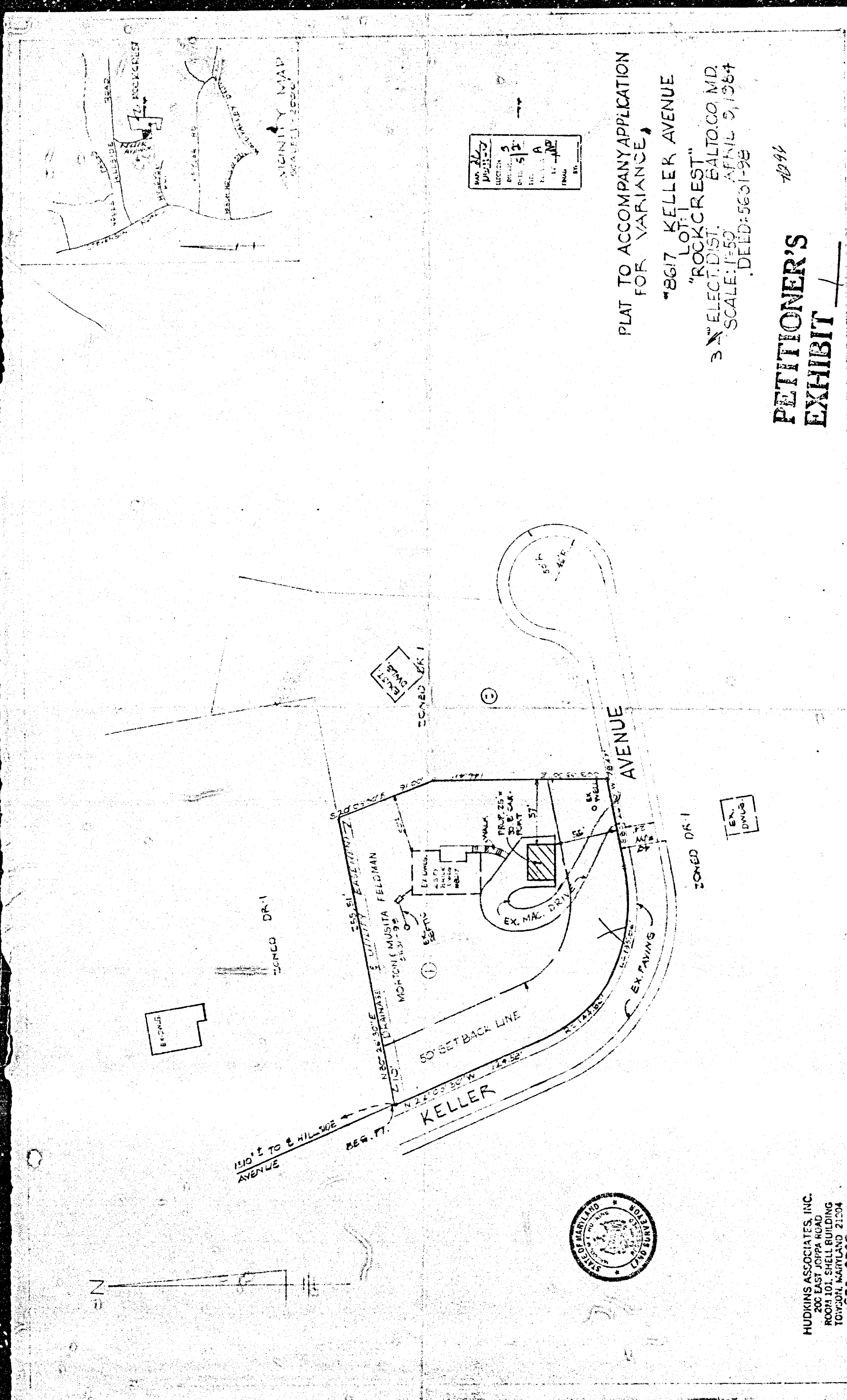
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow the construction of a carport in the front yard and the side yard in lieu of the required rear yard

Being the property of Morton Feldman, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



PLAT TO ACCOMPANY APPLICATION
FOR VARIANCE,

8617 KELLER AVENUE
LOT 1
"ROCKCREST"
3RD ELECTION DIST. BALTO CO MD.
SCALE: 1"=50' AFN 9/1984
DEED: 5631-98

PETITIONER'S
EXHIBIT

HUDKINS ASSOCIATES, INC.
200 EAST JOHNS ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
522-5552